

Ted Kill
134 Randolph Pl. NW
Washington, DC 20001

June 22, 2012

Mr. Anthony J. Hood, Chairman
DC Zoning Commission
One Judiciary Square,
441 4th Street, NW
Second Floor
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2012 JUN 25 AM 8:45

Re: Letter of Support for Big Bear Café - ZC Case No. 10-14, 1700 1st St. - Map Amendment
@ Square 3103

Dear Chairman Hood,

My name is Ted Kill. My wife and I have lived at 134 Randolph Place NW, Washington, DC 20001 since May of 2010. This is, I believe, within 200 feet of the "Big Bear Cafe" in support of whose application for zoning (Zoning Commission (ZC) Case No. 10-14 - Big Bear Café - Map Amendment @ Square 3103) I write you today.

In my experience, the Big Bear is unambiguously a positive asset for the community. While I value the opportunity to get a cup of coffee and bagel in the morning or a bite to eat at night, I value even more the contributions to the community that Big Bear provides free of charge. By this I mean that I am appreciative of the fact that Big Bear, just by virtue of its existence in its present location, makes the neighborhood feel alive and safe.

To provide anecdotal evidence of this fact, often I arrive home late at the Capital Bikeshare station located across Fl. Ave. from Big Bear. The distance to my house is roughly equivalent whether I take 2d Street NW or 1st Street NW to my house. On 2d Street, however, the intersection with Fl. Ave. NW is flanked by two abandoned and derelict buildings, while on 1st Street there is the Big Bear where I am likely to pass by families and friends having dinner. The impact on public safety is significant. The aesthetic difference is also striking, and not just late at night – on Sunday mornings when I walk through the alley that I share with the Big Bear to the farmer's market I am always happy to see children playing with their parents in the sprinkler fountain that the Big Bear provides.

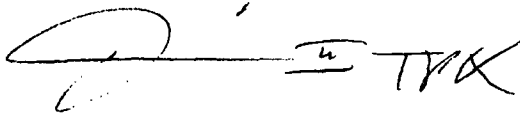
ZONING COMMISSION
District of Columbia
CASE NO. 10-14
EXHIBIT NO. 21
ZONING COMMISSION
District of Columbia
CASE NO. 10-14
EXHIBIT NO. 21

Since moving to the neighborhood I have heard complaints about the Big Bear voiced via e-mail and in person, principally with regard to parking and noise. I have to confess, however, that I do not find these complaints to be rooted in fact. With regard to parking, it has been my experience that there is almost always more parking available in the areas of 1st St NW and R St NW directly surrounding the Big Bear than there is on my fully residential 100 Block of Randolph Place NW, at least this is where I park when there is no space on my street. With regard to noise, I have never had occasion to complain about any emanating from the Big Bear, and, as stated above, I often walk by the Big Bear in the evening and have never heard anything that could be considered objectionable. In my experience (which consists primarily of attending a community meeting) the complaints directed at the Big Bear give vent to misplaced frustrations, personal or otherwise, which bear no relation to the facts of the Big Bear's operation.

I therefore urge you to grant the zoning change that the Big Bear Cafe has requested. I am no expert in these matters, but I understand that the current anomalous zoning of the building will continue to complicate the Big Bear's business, including its ability to obtain licenses from the District Government. I certainly have heard the zoning issue used as a cudgel to oppose the Big Bear. In my experience the Big Bear has been an excellent neighbor and they are entitled to the legal peace of having their building appropriately zoned.

If you have any questions relating to this letter, I can be reached at 202-870-2364 or at tedkill@gmail.com.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ted Kill' with a stylized flourish at the end.

Ted Kill
134 Randolph Place NW
Washington DC, 20001